



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 12-20-04 BILL VERSCHUREN

Project No.: 672-PA-04

Coordinator: Kira Wawwie

Case No. **73-DR-2005**

Project Name: PHD - Troon

08/24/05

Project Location: Right of Way adjacent to 115th street

Property Details:

☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R1-18

Proposed Zoning: R1-18

Number of Buildings: 1

Parcel Size: 137.2 sq. ft.

Gross Floor Area/Total Units: _____

Floor Area Ratio/Density: _____

Parking Required: n/a

Parking Provided: n/a

Setbacks: N - n/a in ROW S - n/a in ROW E - N/A W - N/A

Description of Request:

See attached narrative

Verizon Wireless requests approval to locate a
WCF in the City's right of way adjacent to 115th
Street in Scottsdale. The WCF will be concealed
as a saguaro cactus and the equipment shelter
will be screened with a decorative metal screen.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

PURPOSE OF REQUEST

Verizon Wireless (the "Applicant") and the City of Scottsdale (the "Owner") respectfully submit this wireless communication facility requests ("WCF") application to locate a WCF in the City of Scottsdale's right of way adjacent to 115th Street in Scottsdale, Arizona. The WCF will be concealed as a saguaro cactus and the equipment shelter will be screened by a decorative screen, either metal or ocotillo. The equipment shelter will be located to the west of the WCF saguaro

PROJECT DESCRIPTION

Section 5.102 of the Scottsdale Zoning Ordinance permits WCF in the R1-18 ESL zoning district, subject to the provisions of Section 7.200.

The purpose of this request is to located wireless telecommunication antennas within a faux saguaro with an adjacent equipment shelter that will be fully screened by decorative screening and desert landscaping. The Site is zoned R1-18. The proposed location is in the City of Scottsdale right of way, on the west side of 115th Street, generally hidden between two hills.

The lease area for the WCF is approximately 140 sq. feet. The Applicant proposed to locate one (1) equipment cabinet in the right of way adjacent to 115th Street. The equipment cabinets will be screened with a decorative screen that will blend in with the natural environment and the style of the area. Furthermore, the Applicant intends to supplement the existing vegetation and landscaping to help screen the equipment from the surrounding residential neighborhood.

Section 7.200(H) states that the "purpose of the WCF regulations is to encourage and promote wireless communications coverage for all areas of the city while minimizing the visual, environmental, and neighborhood impacts."

Verizon Wireless needs a WCF in this location to provide wireless coverage for its customers in North Scottsdale and specifically on the east side of Troon Mountain. The topography of North Scottsdale and the Troon area make it difficult to provide wireless coverage in North Scottsdale. This WCF site was specifically chosen because it is in the right of way and located between two small hills which provide natural screening from the nearby residences. In addition, Verizon Wireless intends to supplement the exiting desert vegetation with an additional saguaro cactus and other desert shrubs to provide additional screening for the facility.

Section 7.200H(C) outlines the requirements for a Type 3 WCF Facility.

This application is for a Type 3 WCF which requires Development Board approval.

There are general criteria applicable to all WCF. This application complies with all of the general criteria established in the Zoning Ordinance. General criteria include:

1 WCF concealment and screening. All antennas, mounting hardware, and cabling must be covered or painted to match the building, tower, or pole it is mounted on. Equipment cabinets, service panels, and service panels must be screened by solid walls, landscaping, or berms. Screening shall blend with or enhance the surrounding context in terms of scale, form, texture, materials, and color. WCF shall be concealed as much as possible by blending into the natural and/ or physical environment. All gates shall be opaque.

This application conceals the antennas by locating the telecommunication antennas within a faux saguaro. The faux saguaro is designed to look like a real saguaro. In addition, Verizon Wireless will plant a real saguaro near the faux saguaro which will allow the faux saguaro to blend in with its surrounding. There are other saguaros in the area and a faux saguaro will not look out of place in the natural environment.

The equipment cabinet will be screened by a decorative screening material. The screening will be either a metal screen or an ocotillo screen depending on neighborhood preference.

2. WCF height. The height of free-standing is measured from natural grade to the top of all appurtenances.

The proposed WCF is 24 feet from natural grade to the top of appurtenances, consistent with underlying R1-18 zoning district.

3. WCF setbacks. All WCF must meet the setback, stepback, and yard requirements of the underlying zoning district unless permitted otherwise.

The proposed WCF is located in the City of Scottsdale right-of-way and therefore is not subject to setback, stepback, or yard requirements of the underlying zoning district.

4. WCF Lighting. Any exterior lighting associated with the WCF must be shielded and screened, and located below the height of the screen wall or screening material.

The proposed WCF will not be lit.

Section 7.200H (C)(2)(H) outlines the criteria for an alternative concealment WCF.

The Zoning Ordinance defines alternative concealment WCF “as a freestanding unoccupied structure that camouflages, integrates or conceals the presence of wireless communications facility antennas. Some examples include, but are not limited to, art/sculptures and artificial trees, cacti, and rock formations.”

The proposed WCF which will be designed as a saguaro cactus meets the definition of an alternative concealment WCF as outlined in the Scottsdale Zoning Ordinance.

Section 7.200H(C)(2)(H) allows alternative concealment WCF, subject to the following criteria:

1. WCF shall comply with the height requirements of the underlying zoning district;

As noted above, the height of the proposed WCF is 24 feet tall, in accordance with the height permitted by the R1-18 zoning district.

2. Equipment cabinets shall be concealed within the structure, fully screened, or buried underground;

The Applicant intends to locate one (1) equipment cabinet in the right of way. The equipment cabinet is approximately 3'x8'x8'. The equipment cabinet will be depressed 2 feet so that the height of the cabinet is not greater than 6' above grade.

The equipment cabinet will be fully screened by a decorative screen. The screening material will either be a decorative metal or an ocotillo screen depending on community preference. In addition, the proposed site will be landscaped with more desert vegetation including a real saguaro to help with site blend in with the natural environment

3. Equipment cabinet locations must comply with the height and yard development standards of the underlying zoning district;

The height of the equipment cabinet is 8 feet. The equipment cabinet will be depressed so that the cabinet is not more than 6 feet above grade in accordance with the City of Scottsdale requirements .

4. Equipment cabinets with air-conditioning shall be enclosed by walls and setback a minimum of fifteen (15) feet from lots where the existing or planned primary use is a single-family dwelling; and

See answer to question number 5. Setbacks are not applicable in the ROW.

5. All equipment cabinets that are located within the right-of-way or completely underground are exempt from yard development standards.

As shown on the attached site plan, the entire WCF site is located entirely in the City of Scottsdale right of way. Therefore, the WCF is exempt from the yard development standards of the R1-18 zoning district. Moreover, the Applicant will enhance the existing landscaping to help buffer the visual impact of the equipment shelter from the surrounding residential community.

CONCEALMENT AND SCREENING PLAN

This WCF application is the result of a lengthy a lengthy site selection and design process. The current application is the third proposed location for this area. Verizon Wireless has explored over twenty different sites in this area. Every feasible site suggested by the Planning Staff or the community was thoroughly explored and discussed

from a technical point of view. Verizon Wireless has gone so far as to place temporary transmitters and drive test potential sites.

In the same vein the appropriate method of concealment was thoroughly explored and the potential for concealment was considered in the site analysis. This proposed WCF application is for a Site that is located in the City of Scottsdale right of way. The land has already been disturbed and graded. Therefore, Verizon Wireless will not have to locate on undisturbed desert or revegetated open space.

In addition, the proposed Site is located between two small hills that help to screen the Site from the surrounding residential community. Verizon Wireless intends to supplement the landscaping around the Site with additional desert vegetation and an additional saguaro cactus to help the Site blend into the natural environment.

The equipment cabinets will be screened by a decorative metal screen made of either rusted metal or ocotillo. The decorative metal screen is similar to the screening material Verizon Wireless uses in a variety of locations in North Scottsdale. The decorative metal screen has been approved by the City staff and is in concert with the design guidelines of the City of Scottsdale.

The purpose of this WCF application is to provide wireless communication service to Verizon Wireless customers in North Scottsdale and specifically on the east side of Troon Mountain. There are many residents of Troon who have home offices and rely on wireless service to for the work. In addition, people have come to rely on their cellular phones for daily communication. It is important that the Applicant is able to provide quality service to its customers in Scottsdale for both their daily activities and in emergency situations.

CONFORMANCE WITH FCC SAFETY STANDARDS

This Wireless Communication Facility, at its maximum load, including cumulative effects of multiple facilities, meets or exceeds the Federal Communication Commission's radio frequency safety standards.

COMPLIANCE WITH STATE, LOCAL, & FEDERAL REGULATIONS

Pursuant to the terms of its operating license, Verizon Wireless will comply with all state, local and federal regulations relative to the operation of this facility.

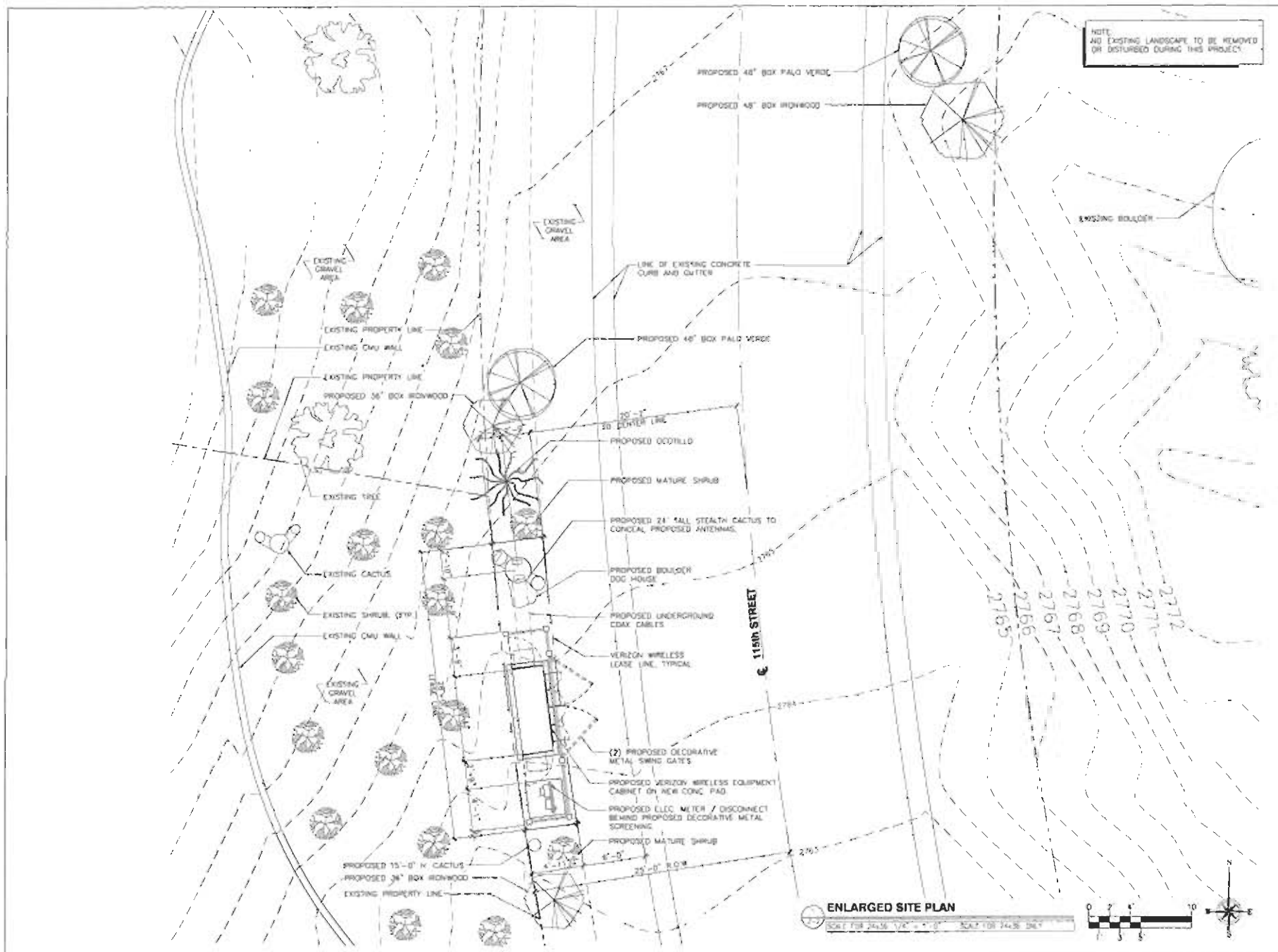
COMMUNITY NOTIFICATION

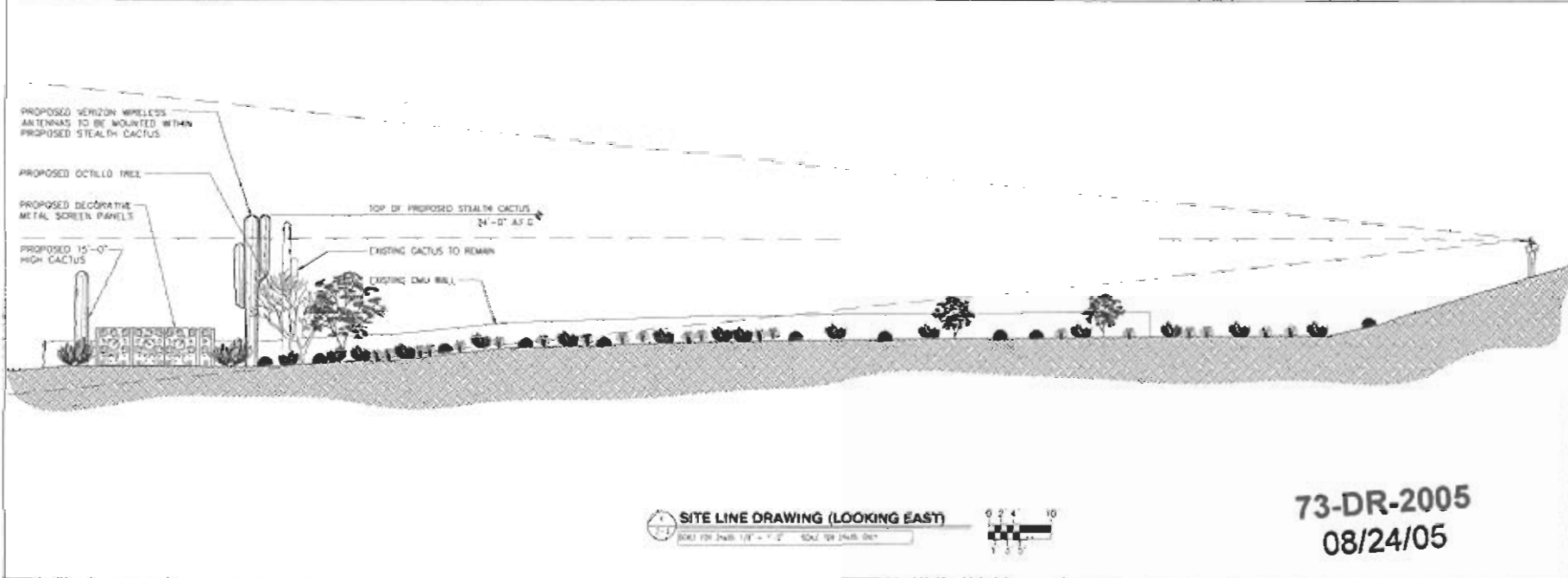
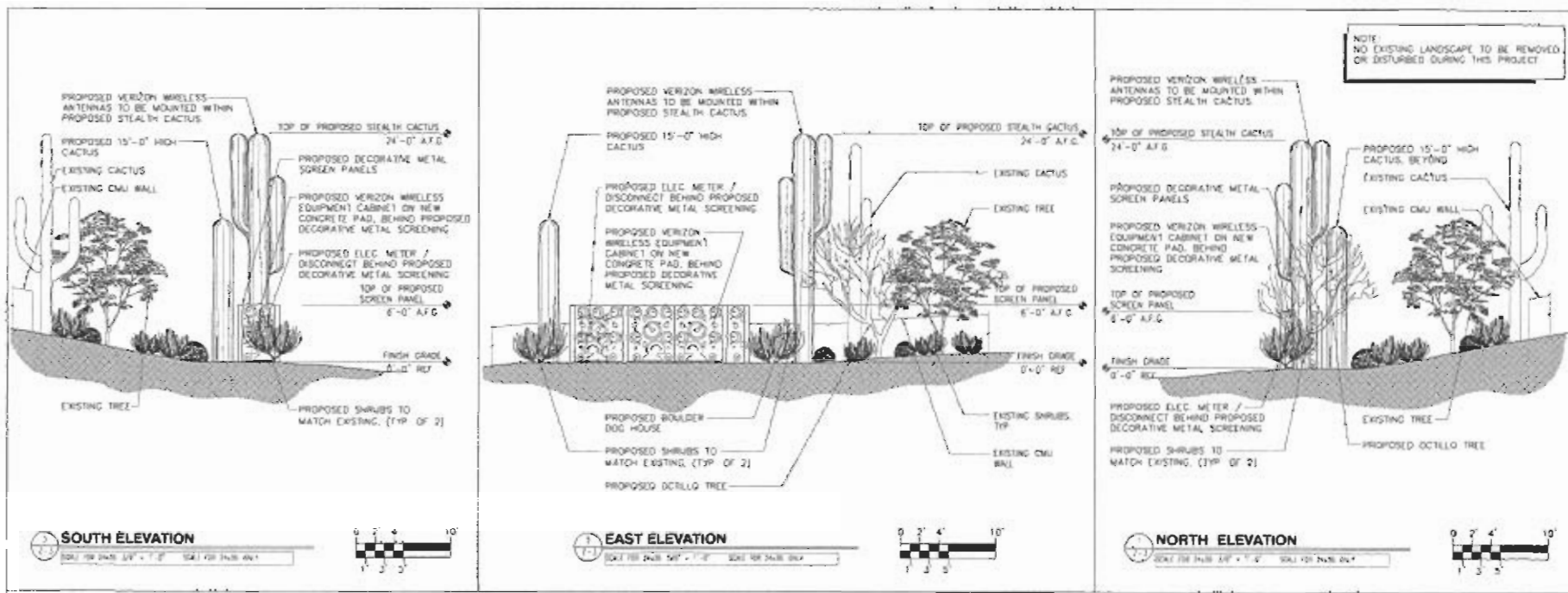
The Applicant has extensive communication with the residents in this area. The Applicant has held two open houses for the residents to discuss proposed site locations. In addition, Verizon Wireless representatives attended a third open house meeting sponsored by the neighbors.

The Applicant has sent several letters to the neighbors within 750 feet and all interested residents who signed sign in sheets at the open house informing them of the open house and of the progress of the Applicant. In response to the first open house the Applicant found an alternative location further away from residential area and outside of the common area open space.

A full description of the open house, alternatives discusses and actions taken by the Applicant in response to the open house are fully detailed in the Public participation Report that is a part of this WCF application.

The Applicant has made every effort to respond to the community's and the City's request with respect to the Site location and design of this Site. Given the lack of verticality in North Scottsdale, wireless providers must rely on alternative concealment designs. The area on the east side of Troon Mountain is even more challenging as there are no street lights, traffic signals, or church steeples on which to place wireless antennas. A faux saguaro is an alternative design encouraged by the Scottsdale Wireless Ordinance. In addition, the Scottsdale Wireless Ordinance directs WCF to be located in the right of way. The Applicant has made every effort to conceal the proposed Site by locating between two small hills, away from most of the residential houses and by supplementing the Site with additional vegetation. This Application complies with all of the requirements of the Scottsdale Wireless Ordinance. We respectfully ask for your support.





73-DR-2005
08/24/05



KDC Architects - Engineers, P.C.
3224 S. 1st St.
Tempe, Arizona 85283
602.438.1420 FAX 602.438.1422
Website: www.kdcarchitects.com

PROJECT NO. 73-DR-2005
10/08/05

DATE: 10/08/05
BY: KDC
CHECKED: KDC
APPROVED: KDC

1. 10/08/05 KDC FOR SUBMITTAL
2. 10/08/05 KDC FOR SUBMITTAL
3. 10/08/05 KDC FOR SUBMITTAL

1. KDC prepared and sealed master copy of drawings.
2. KDC prepared and sealed duplicate copy of drawings.
3. KDC prepared and sealed duplicate copy of drawings.



SITE NAME:
PHO TROON

SITE ADDRESS:
115th ST. & 115th WAY
SCOTTSDALE, AZ 85260

ELEVATIONS

Z-3